

**MINUTES**  
REGULAR MEETING  
MURDOCK VILLAGE  
COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE (MV-CRAAC)  
**Friday, January 7, 2005 – 7:30 a.m.**  
County Administration Building – Room 119

**Members Present**

Craig J. Benton, D.C., *Property Owner*  
Matthew D. DeBoer, *Commission District 4*  
David M. Klein, M.D., *Chairman*  
Larry J. Sandles, *Vice-Chairman*  
Al J. Tousignant, *Member at Large*

**Members Excused**

Suzanne T. Graham, *Property Owner*

**Members Absent**

Clive W. Hollin, *Real Estate Broker*

**Staff Present**

Bruce Loucks, *Administrator*  
Louis Whitehead, *Assistant County Attorney*  
Debrah Forester, *Redevelopment Manager*  
Barbara D. Watkins, *Recorder*

**Others Present**

Lee Swift, *Member, Charlotte County School Board*

**I. Call to Order**

*Chairman Klein* called the January 7, 2005 meeting of the Murdock Village-Community Redevelopment Agency Advisory Committee to order at 7:30 a.m. in Room 119 of the Charlotte County Administration Building; roll call was taken and it was noted there was a quorum present.

**II. Additions/Deletions to Agenda – None**

**III. Approval of Minutes**

***ACTION:*** *A motion was presented by Larry Sandles and seconded by Commissioner DeBoer to approve the minutes of the October 8, 2004 meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

***ACTION:*** *A motion was presented by Larry Sandles and seconded by Commissioner DeBoer to approve the minutes of the December 10, 2004 meeting of the Murdock Village-CRAAC as written. Motion carried unanimously.*

**IV. New Business**

**1. Murdock Village Community Redevelopment Plan**

*Debrah Forester* distributed a “draft copy” of the Murdock Village Community Redevelopment Plan. She briefly reviewed the process and asked that the members to review the document before the February meeting. Ms. Forester provided the following timelines:

- *January 10, 2005* MV Community Redevelopment Plan presented to P&Z to determine consistency with Murdock Village Mixed-Use Land Use Designation
- *January 18, 2005* BCC to adopt the Comp Plan Designation
- *February 11, 2005* MV-CRAAC members to make a recommendation to the MV-CRA Board
- *February 18, 2005* P&Z to make their recommendation to the BCC on the Murdock Village Community Redevelopment Plan
- *February 22, 2005* MV-CRA Board to make their final recommendation to the BCC
- *February 22, 2005* Murdock Village Redevelopment Plan on the BCC Agenda for action

*Ms. Forester* said that by the end of February, the Redevelopment Plan will be adopted. Any revisions to the Plan can be made before then. She commented that Article IV, “*Murdock Village Redevelopment Vision, Objectives and Strategies*,” is probably the most important section to this committee. The Capital Improvements section is still being worked on, but it will be forwarded to the members prior to the February meeting. *Ms. Forester* briefly explained each of the sections of the draft Plan.

*Chairman Klein* questioned what the time frame is for a final contract. *Debrah Forester* responded that after the Redevelopment Plan has been adopted, the Board will decide when to advertise the 30-day notice, which could be as early as March. After that 30-day period, negotiations would begin with whoever is the selected developer, which could be as soon as April. It would probably take two months to negotiate and develop a redevelopment agreement, after which time things could begin to move forward. *Chairman Klein* asked what other developers have shown interest. *Commissioner DeBoer* responded there is a group out of Sarasota (Bob Morris and Phil Palmer); a group of local builders, contractors and architects who have formed a consortium; and Kittson & Associates.

*Commissioner DeBoer* spoke about whether any developer will be willing to enter into an agreement while there are still legal challenges with "property takings". As a result, the actual development will probably take place over several years; the project will most likely be accomplished in phases. With so much occurring, he believes it is necessary to open the 30-day window as soon as possible. *Chairman DeBoer* said that in his research, he hasn't come across any court cases that have been overturned with this type of redevelopment. He further indicated that should this happen and a higher court overturns the case, there would most likely be some type of monetary settlement.

2. Discussion on Drafting Rules of Procedure

*Debrah Forester* briefly communicated to the committee that it was brought to her attention that no *Rules of Procedure* have been developed for the MV-CRAAC. She will be working with the Attorney's Office to draft this document.

**VI. Correspondence & Communication**

*Debrah Forester* distributed copies of articles pertaining to Murdock Village which have appeared in the newspaper during December and January (*copy attached to the original minutes*).

**VII. Attorney's Comments - None**

**VIII. Public Comments - None**

**IX. Staff Comments - None**

**X. Member Comments - None.**

**XI. Next Meeting**

The next meeting of the Murdock Village-CRAAC is scheduled for *Friday, February 11, 2005 at 7:30 a.m. in Room 119.*

**XII. Adjournment**

There being no further business, the meeting **ADJOURNED** at 7:52 a.m.

Respectfully submitted,

Barbara D. Watkins, Recorder

/bdw

Approved: \_\_\_\_\_